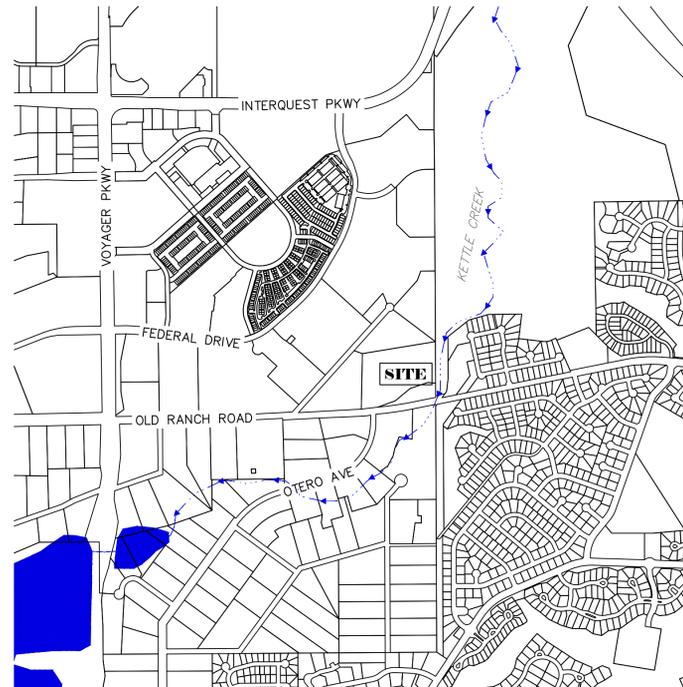


COTTAGES AT KETTLE CREEK

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

PUBLIC STREET IMPROVEMENTS



VICINITY MAP
SCALE: 1"=1,000'

CONTACTS:

OWNER	HIGHLANDER DEVELOPMENT LLC 11005 S HOLMES RD COLORADO SPRINGS, CO 80908
DEVELOPER	GK DEVELOPMENT LLC 8685 EXPLORER DR SUITE 250 COLORADO SPRINGS, CO 80920
ENGINEER	ALL TERRAIN ENGINEERING LLC 1004 W VAN BUREN ST COLORADO SPRINGS, CO 80907 ATTN: NICHOLAS JOKERST (530) 391-7635
SURVEYOR	BARRON LAND 2790 N. ACADEMY BLVD., SUITE 250 COLORADO SPRINGS, CO 80917 (719) 248-9865
CITY OF COLORADO SPRINGS	30 S. NEVADA AVENUE COLORADO SPRINGS, CO 80903 (719) 385-5918
WATER & SEWER	COLORADO SPRINGS UTILITIES 111 S. CASCADE AVENUE COLORADO SPRINGS, CO 80903 (719) 448-4800
GAS	COLORADO SPRINGS UTILITIES 111 S. CASCADE AVENUE COLORADO SPRINGS, CO 80903 (719) 448-4800
ELECTRIC	COLORADO SPRINGS UTILITIES 111 S. CASCADE AVENUE COLORADO SPRINGS, CO 80903 (719) 448-4800
FIRE PROTECTION	COLORADO SPRINGS FIRE DEPARTMENT 375 PRINTERS PARKWAY COLORADO SPRINGS, CO 80910 (719) 385-5950

SHEET INDEX

01	-	COVER
02	-	LEGEND AND NOTES
03	-	TYPICAL X-SECTIONS
04	-	DEMOLITION
05-07	-	PLAN AND PROFILE
08	-	SIGNAGE AND STRIPING
8	-	TOTAL SHEETS

COST ESTIMATE FOR FINANCIAL ASSURANCE

THE COTTAGES - PUBLIC IMPROVEMENT PLANS				
ITEM	UNIT \$	UNIT	QTY	COST
TURN LANE	\$ 185	LF	573	\$ 94,545.00
SUBTOTAL				\$ 94,545.00
20% CONTINGENCY				\$ 18,909.00
TOTAL				\$ 113,454.00

BASIS OF BEARINGS:

TO BE PROVIDED WITH SUBSEQUENT SUBMITTAL PRIOR TO APPROVAL.

BENCHMARK:

TO BE PROVIDED WITH SUBSEQUENT SUBMITTAL PRIOR TO APPROVAL.

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILE IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THESE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

DESIGN DATA

SIDEWALKS: _____ WIDTH: _____ ROW WIDTH: _____
 LOCATION: ATTACHED: FL-FL: _____
 DETACHED:
 DESIGN SPEED: _____ THICKNESS: _____
 CURB TYPE: 1 2 3 4 5 COMPOSITE SECTION: _____
 HMA: _____ BASE COURSE: _____

STREET DESIGN FOR CITY ENGINEERING

UTILITY GRADE REVIEW: _____ DATE: _____
 CURB AND GUTTER REVIEW: _____ DATE: _____
 CURB AND GUTTER REVIEW: _____ DATE: _____
 DRAINAGE DESIGN: _____ DATE: _____

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

NICHOLAS Q. JOKERST, P.E. _____ DATE _____
 COLORADO P.E. 59273
 FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

REV	DESCRIPTION	DATE

JOB NO: 24026 LOCATION: ###

COTTAGES AT KETTLE CREEK

COVER

DESIGN: NQJ
 REVIEW: REB
 DATE: 04/01/2025

H-SCALE: 1" = 30'

V-SCALE: N/A

SHEET

01 OF 8



Know what's below.
Call before you dig.

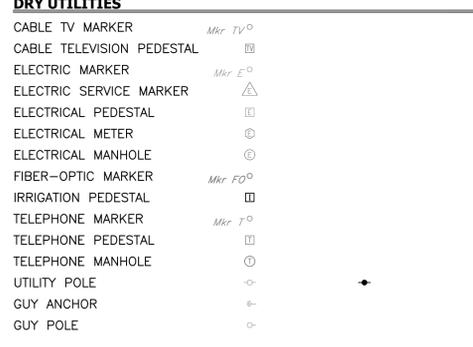
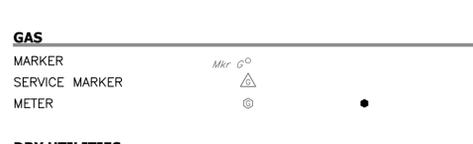
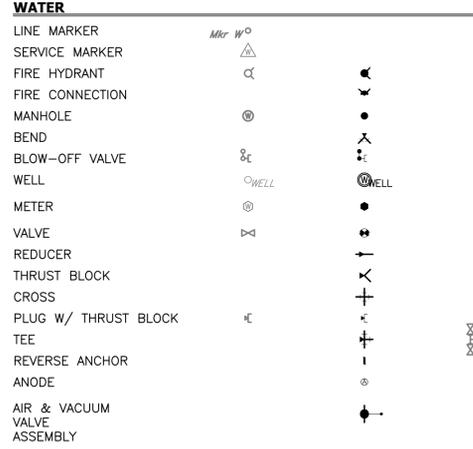
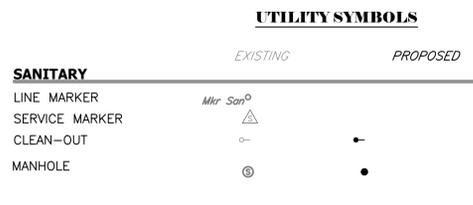
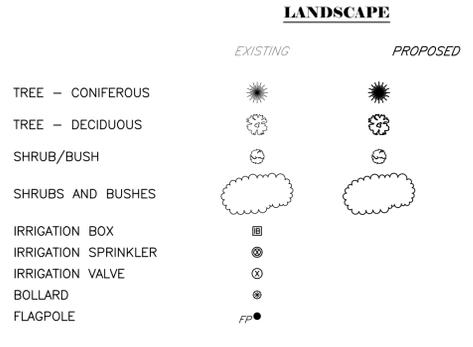
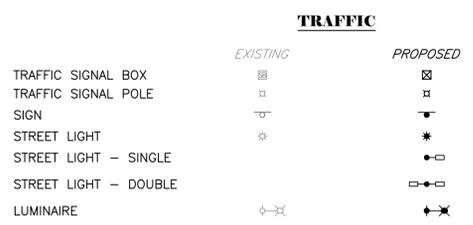
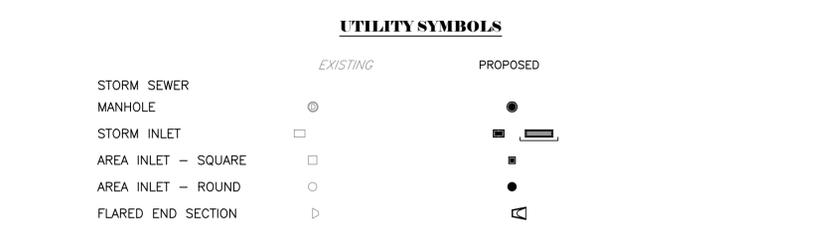
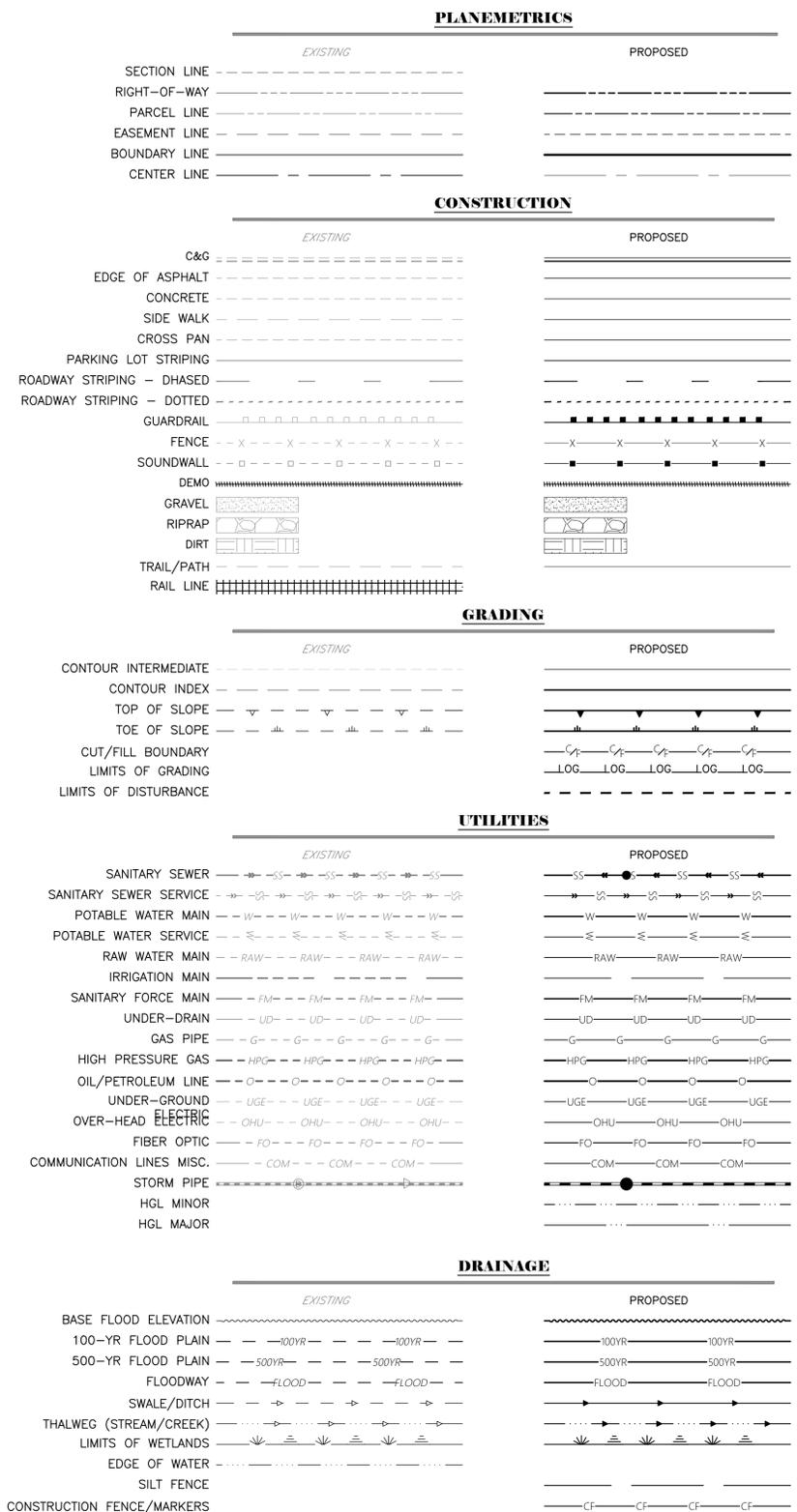
UTILITY GRADE REVIEW

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

CENTERLINE LINE AND GRADE IS REVIEWED FOR CONFORMANCE TO STANDARDS TO ALLOW FOR THE DESIGN AND CONSTRUCTION OF UTILITY MAINS, DRAINAGE FACILITIES DESIGN HAS BEEN CHECKED BY THE DESIGN ENGINEER TO AVOID CONFLICTS WITH UTILITY MAINS. THIS IS NOT A CURB & GUTTER REVIEW AND THE DEVELOPER WILL BE RESPONSIBLE FOR ANY COST DUE TO DESIGN CHANGES PRIOR TO CURB & GUTTER REVIEW. THIS REVIEW EXPIRES IN 180 DAYS.

CITY STATEMENT

THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.



- GENERAL CONSTRUCTION NOTES:**
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE SITE WORK STANDARDS AND SPECIFICATIONS AND THE STANDARDS AND SPECIFICATIONS SET FORTH CITY OF COLORADO SPRINGS SUBDIVISION POLICY MANUAL AND STANDARD SPECIFICATIONS, AND APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
 - THE CONTRACTOR SHALL SECURE ALL APPLICABLE LICENSES AND PERMITS TO COMPLETE THE CONSTRUCTION IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 - THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF COLORADO SPRINGS AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH THE MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CONC. BARRIER ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
 - THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ALL PERMITS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED THAT COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND THE CITY OF COLORADO SPRINGS INSPECTOR IMMEDIATELY.
 - ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
 - THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
 - HE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, WHICH SHALL BE AVAILABLE TO THE CITY OF COLORADO SPRINGS AT ALL TIMES.
 - THE CONTRACTOR SHALL SEQUENCE THE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, WATERLINES AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF STORM SEWER AND DRY UTILITIES.
 - NO SITE-RELATED IMPROVEMENTS MAY COMMENCE UNTIL A PRE-CONSTRUCTION MEETING IS HELD WITH THE CITY OF COLORADO SPRINGS AND ALL APPLICABLE PERMITS ARE OBTAINED.
 - CONTRACTOR IS TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND A COPY IS TO BE KEPT ONSITE DURING ALL EARTH WORK OPERATIONS.
 - ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER CITY SPECIFICATIONS, AND GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
 - CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSSPAN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
 - PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO THE CITY OF COLORADO SPRINGS ENGINEERING DIVISION, STANDARDS AND SPECIFICATIONS.

- SIGNAGE & STRIPING GENERAL NOTES:**
- THE INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF PAVEMENT IS NOT PERMITTED). AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OVERLAYING OR CHIP SEALING ROADWAY, IF SCARRING OCCURS DURING REMOVAL OF EXISTING OR TEMPORARY PAVEMENT MARKINGS. THE CITY TRAFFIC ENGINEER WILL DETERMINE METHOD OF PAVEMENT REPAIR.
 - ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL AMENDMENTS:
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - CITY OF COLORADO SPRINGS SIGNAGE AND PAVEMENT MARKING GUIDELINES
 - CITY OF COLORADO SPRINGS STANDARDS SPECIFICATIONS
 - CITY OF COLORADO SPRINGS PUBLIC WORKS DESIGN MANUAL
 - ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
 - CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKING AND LEGENDS BY HYDROBLASTING, SANDBLASTING AND/OR GRINDING. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
 - SIGN POSTS SHALL BE INSTALLED WITH A MINIMUM OF 1 3/4" X 1 3/4" X 10" SQUARE PERFORATED STEEL SQUARE TUBING WITH A 2" X 2" X 3" SLEEVE OR A 2" X 2" X 10" SQUARE TUBING PER CITY OF COLORADO SPRINGS STANDARDS. STREET NAME SIGNS MEASURING 9" OR TALLER SHALL BE MOUNTED ON A 2" X 2" X 10" SQUARE PERFORATED STEEL TUBING WITH SLEEVE PER CITY OF COLORADO SPRINGS STANDARD.
 - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM OF HIGH INTENSITY GRADE SHEETING.
 - ANY DEVIATION FROM THE SIGNAGE AND PAVEMENT MARKING PLANS SHALL BE APPROVED BY THE ENGINEER OF WORK AND THE CITY TRAFFIC ENGINEER PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.
 - ALL SIGNS SHOWN ON THE SIGNAGE AND PAVEMENT MARKING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE REUSED, RELOCATED OR TO REMAIN.
 - STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION 10 FEET AND CONTINENTAL CROSSWALKS SHALL HAVE MINIMUM LENGTH OF 6 FEET AND MAXIMUM LENGTH OF 10 FEET PER SET REQUIREMENTS UNLESS INDICATED OTHERWISE.
 - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE A MINIMUM OF 90 MIL THICKNESS THERMOPLASTIC OR PERFORM PLASTIC TAPE.
 - ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15 MIL THICKNESS EPOXY.
 - CONTRACTOR TO DELIVER TALL REMOVED SIGN TO THE CITY OF COLORADO SPRINGS SIGNS/MARKINGS SHOP AT 404 FONTANERO STREET, (719) 385-6721.
 - CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER AT (719) 385-5908 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF SIGNAGE AND PAVEMENT MARKINGS INSTALLED.

- TRAFFIC ENGINEERING GENERAL NOTES:**
- BEFORE EXCAVATING, CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING.
 - APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED BY CITY ENGINEERING INSPECTIONS.
 - THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY THE CITY OF COLORADO SPRINGS DOES NOT AUTHORIZE THE SUB DIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS OR POLICIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNS FROM THE START OF THE CONSTRUCTION PROJECT UNTIL ACCEPTANCE BY CITY TRAFFIC ENGINEERING.
 - ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED MUTCD STANDARDS.
 - THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKING OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION FROM CITY TRAFFIC ENGINEERING INSPECTOR ASSIGNED TO THE PROJECT.
 - CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN, SUBMIT TO CITY TRAFFIC ENGINEER FOR APPROVAL AND OBTAIN APPROPRIATE PERMITS IN ACCORDANCE WITH THE "TRAFFIC CONTROLS FOR STREET CONSTRUCTION, UTILITY WORK AND MAINTENANCE OPERATIONS," MUTCD SUPPLEMENT FOR THE CITY OF COLORADO SPRINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNAL MODIFICATIONS.

- STREET IMPROVEMENT NOTES**
- CONTRACTOR TO COORDINATE STREET IMPROVEMENTS WITH UTILITY WORK TO AVOID PATCHING IN NEW PAVEMENT. DEMOLITION REQUIRED FOR PROPOSED UTILITY CONSTRUCTION IS NOT FULLY SHOWN ON THESE PLANS.
 - CONTRACTOR TO SET ALL MH COVERS AND VALVE BOXES TO FINISHED SURFACE PER CITY SPECIFICATIONS.
 - PRIVATE STREET IMPROVEMENTS ARE SHOWN FOR INFORMATION ONLY. SEE SEPARATE ON-SITE PRIVATE IMPROVEMENT PLANS BY ALL TERRAIN ENGINEERING.
 - PROFILE SHOWN IS A BEST FIT PROFILE OF THE EXISTING ROADWAY SURFACE PER PERCENT SURVEY DATA. CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC.) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION AND THE GOVERNING JURISDICTION'S STANDARDS AND SPECIFICATIONS AS REQUIRED FOR THE WORK. CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
 - CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, FEATURES, IMPROVEMENTS, AND UTILITIES (OVERHEAD OR UNDERGROUND) AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESULTANT COSTS DUE TO SUCH DAMAGES.
 - PAVEMENT DESIGN AND REPLACEMENT SHALL MEET OR EXCEED CITY OF COLORADO SPRINGS & EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED GEOLOGIC HAZARD STUDY REPORT.



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ALL TERRAIN ENGINEERING

PREPARED FOR:
GOODWIN KNIGHT
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
ATTN: DAVE MORRISON
(719) 598-5190
DMORRISON@GOODWINKNIGHT.COM

UNTI SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

REV	DESCRIPTION	DATE

JOB NO: 24026 LOCATION: COS

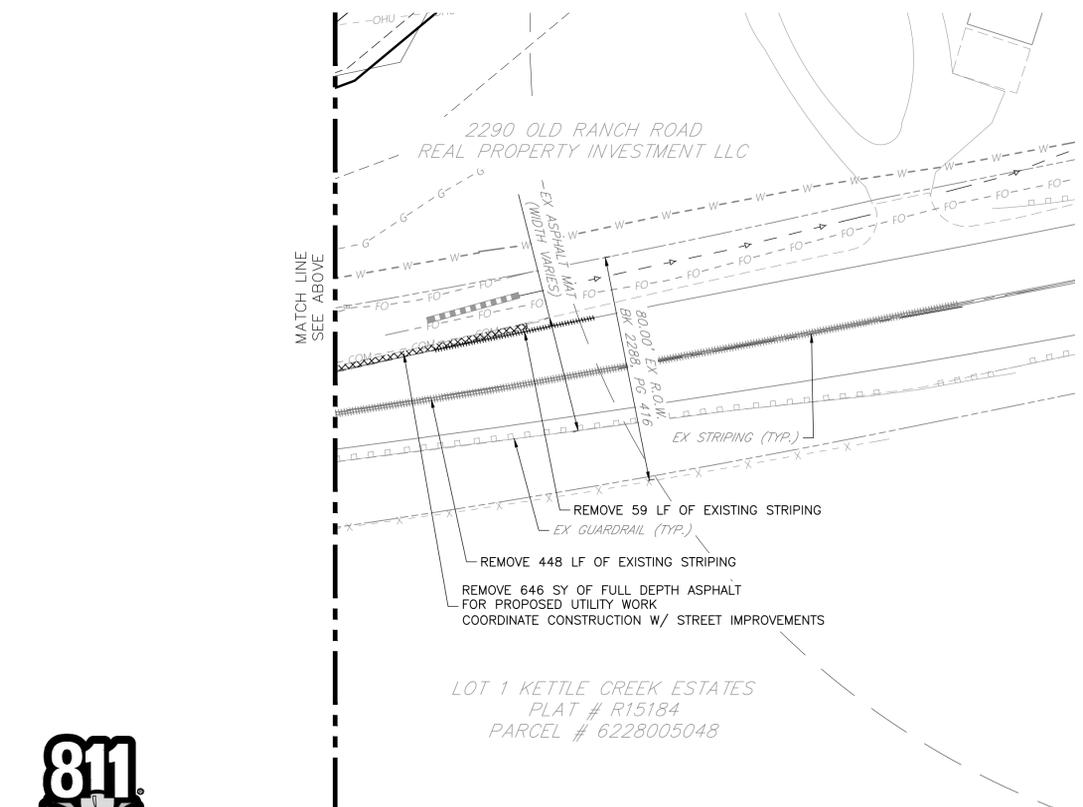
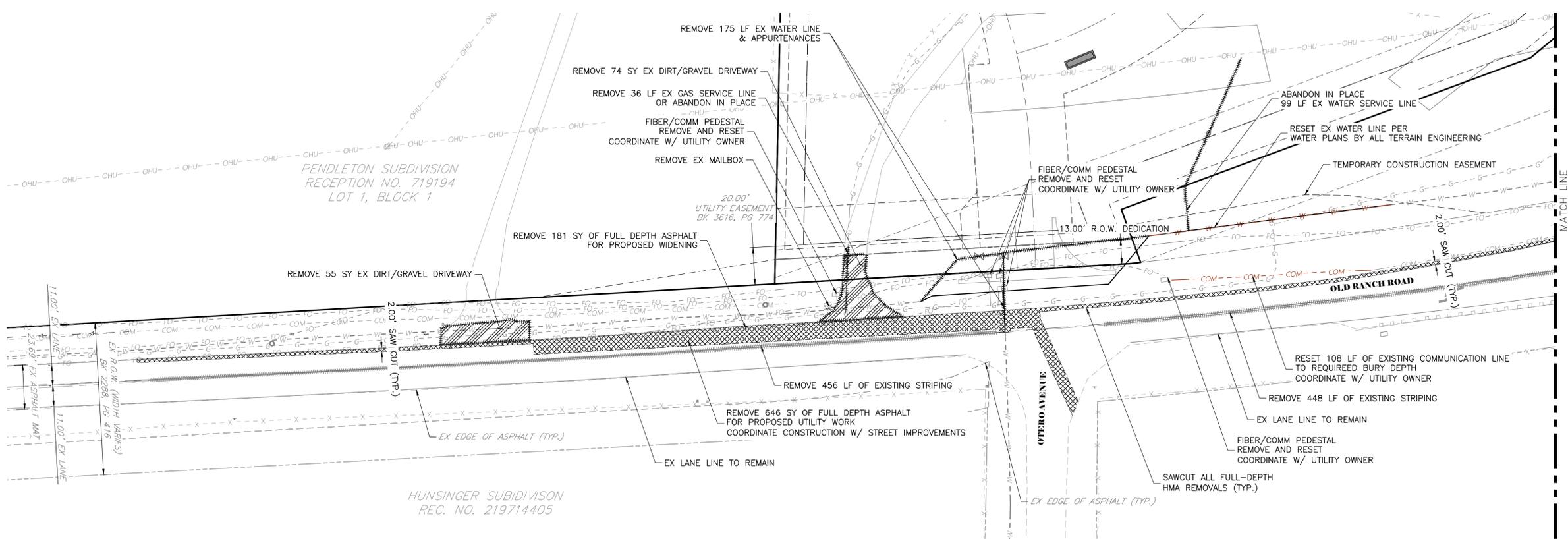
COTTAGES AT KETTLE CREEK

LEGEND

DESIGN: REB
REVIEW: REB
DATE: 04/01/2025

H-SCALE: N/A
V-SCALE: N/A

SHEET
02 OF 8

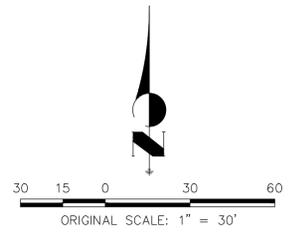


NOTES

1. CONTRACTOR TO COORDINATE STREET IMPROVEMENTS WITH UTILITY WORK TO AVOID PATCHING IN NEW PAVEMENT. DEMOLITION REQUIRED FOR PROPOSED UTILITY CONSTRUCTION IS NOT FULLY SHOWN ON THESE PLANS.
2. NOT ALL REMOVALS WARRANTED FOR SITE CONSTRUCTION MAY BE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL REMOVALS AND/OR RELOCATIONS REQUIRED FOR THE PROJECT CONSTRUCTION. ALL QUESTIONS REGARDING DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.
3. ALL DEMOLITION, REMOVAL, DISPOSAL AND ABANDONMENT OF UTILITIES, STRUCTURES, SITE IMPROVEMENTS, AND SITE FURNISHINGS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. ALL LANDSCAPING AND IRRIGATION SYSTEMS (IF ANY) WITHIN THE PROJECT LIMITS SHALL BE RESET AND REPAIRED TO EXISTING CONDITIONS OR BETTER.
4. CONTRACTOR SHALL VERIFY ALL UTILITY MAIN AND LATERAL LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING WITH DEMOLITION. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN ON THE DEMOLITION PLAN SHALL BE REPORTED TO THE OWNER PRIOR TO BID.
5. CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING UTILITIES PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL COORDINATE REMOVALS, DISCONNECTIONS, AND/OR RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO DEMOLITION.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC.) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION AND THE GOVERNING JURISDICTION'S STANDARDS AND SPECIFICATIONS AS REQUIRED FOR THE WORK.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
8. CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION AND BENCHMARK(S). CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THE CONTRACTOR'S COST.
9. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, FEATURES, IMPROVEMENTS, AND UTILITIES (OVERHEAD OR UNDERGROUND) AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESULTANT COSTS DUE TO SUCH DAMAGES.
10. PAVEMENT DESIGN AND REPLACEMENT SHALL MEET OR EXCEED CITY OF COLORADO SPRINGS & EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
11. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED GEOLOGIC HAZARD STUDY REPORT.



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

NICHOLAS Q. JOKERST, P.E. DATE
 COLORADO P.E. 59273
 FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC



PREPARED FOR:
 GOODWIN KNIGHT
 8605 EXPLORER DRIVE, SUITE 250
 COLORADO SPRINGS, CO 80920
 ATTN: DAVE MORRISON
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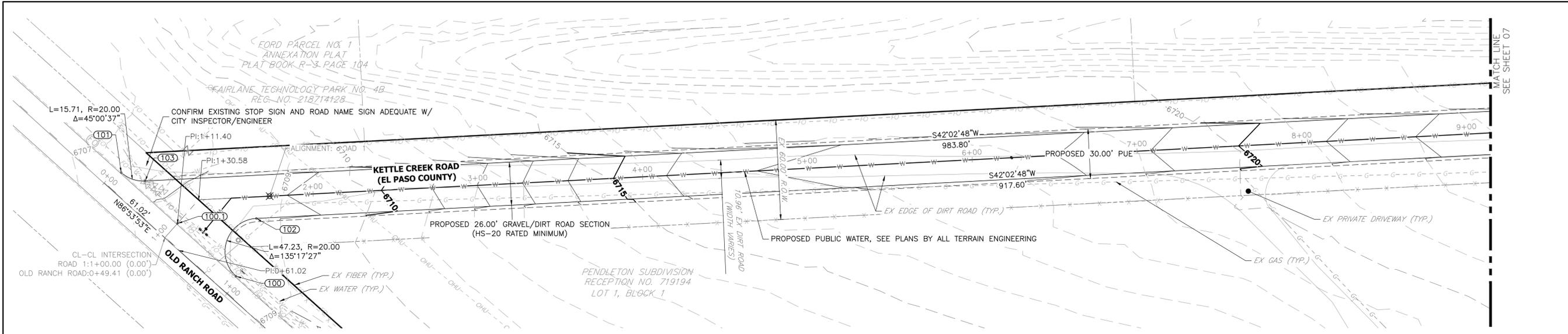
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REV	DESCRIPTION	DATE

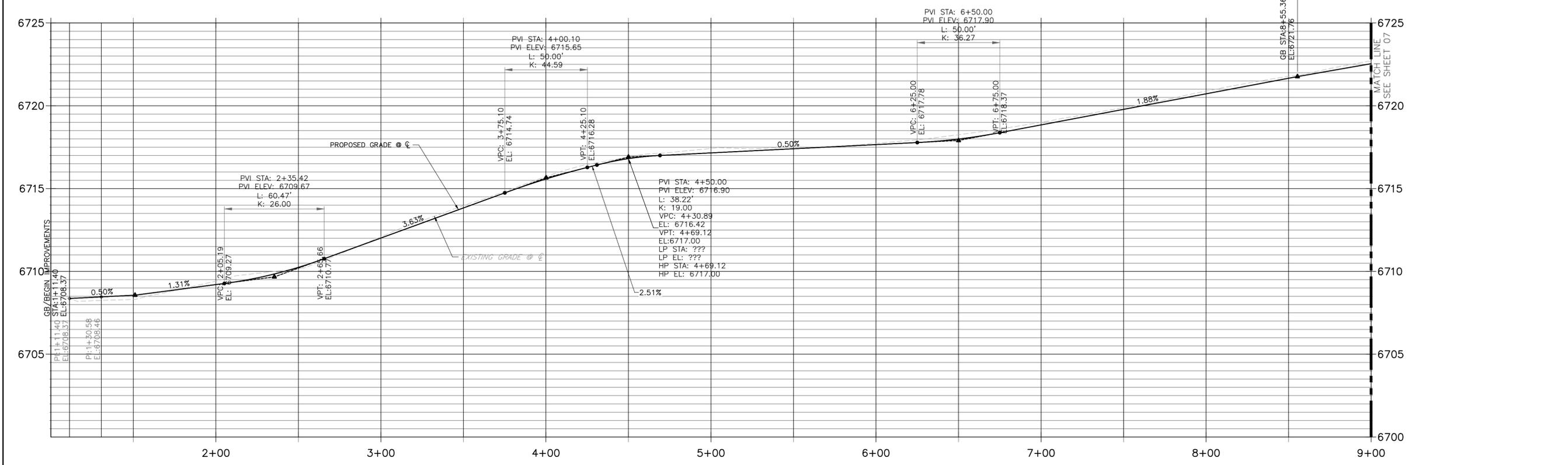
JOB NO: 24026 LOCATION: COS
 COTTAGES AT KETTLE CREEK
 DEMO

DESIGN: REB
 REVIEW: REB
 DATE: 04/01/2025
 H-SCALE: 1" = 30'
 V-SCALE: N/A
 SHEET
 04 OF 8

NICHOLAS Q. JOKERST, P.E.
 59273
 ALL TERRAIN ENGINEERING LLC
 2017-2024



**ROAD 1
STA 1+00.00 TO 9+00.00**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
100	1+50.87	47.21' (R)	ROAD 1	6708.87	MATCH EX/PCR - EOA±
100.1	1+11.40	0.00' (I)	ROAD 1	6708.37	BEGIN STREET IMPROVEMENTS/MATCH EX EOA±
101	1+11.51	45.89' (L)	ROAD 1	6707.38	MATCH EX/PCR - EOA±
102	1+64.94	13.00' (R)	ROAD 1	6708.49	NULL STRUCTURE
103	1+17.33	31.73' (L)	ROAD 1	6707.69	NULL STRUCTURE
104	10+82.55	13.00' (R)	ROAD 1	6725.40	PC - EOG
105	10+82.55	13.00' (L)	ROAD 1	6725.40	PC - EOG
106	11+31.28	13.00' (R)	ROAD 1	6725.66	END PUBLIC IMPROVEMENTS - EOG
107	11+35.29	13.00' (R)	ROAD 1	6725.66	PT - EOG
108	11+35.29	13.00' (L)	ROAD 1	6726.16	PT - EOG
109	11+43.47	13.00' (L)	ROAD 1	6726.15	END PUBLIC IMPROVEMENTS - EOG
110	11+37.97	0.00' (I)	ROAD 1	6725.91	END PUBLIC IMPROVEMENTS

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



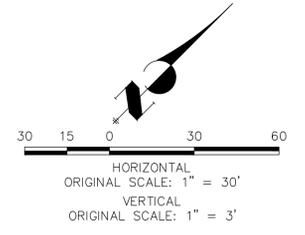
STREET DESIGN FOR CITY ENGINEERING

UTILITY GRADE REVIEW: _____ DATE: _____

CURB AND GUTTER REVIEW: _____ DATE: _____

CURB AND GUTTER REVIEW: _____ DATE: _____

DRAINAGE DESIGN: _____ DATE: _____





PREPARED FOR:
GOODWIN KNIGHT
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
ATTN: DAVE MORRISON
(719) 598-5190
DMORRISON@GOODWINKNIGHT.COM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

REV	DESCRIPTION	DATE

JOB NO: 24026 LOCATION: COS

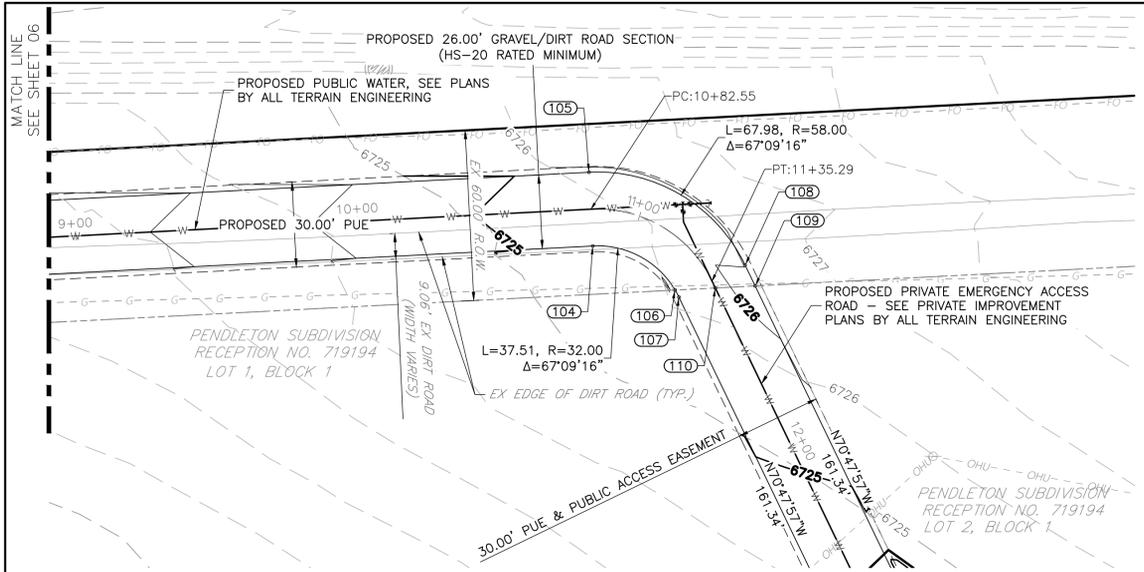
COTTAGES AT KETTLE CREEK

PLAN_PROFILE - KC

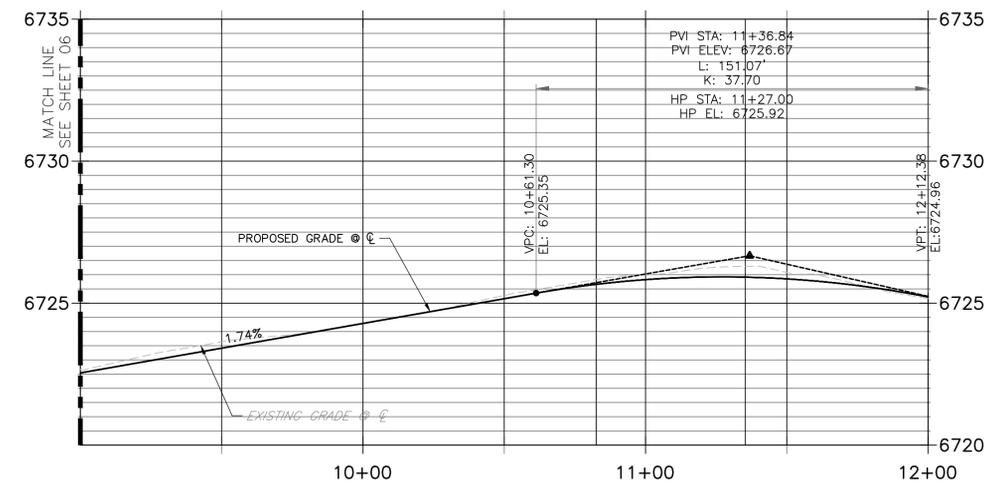
DESIGN: REB
REVIEW: REB
DATE: 04/01/2025
H-SCALE: 1" = 30'
V-SCALE: N/A

SHEET

06 OF 8



ROAD 1 (1)
STA 9+00.00 TO 12+00.00



PVI STA: 11+36.84
PVI ELEV: 6726.67
L: 151.07'
K: 37.70
HP STA: 11+27.00
HP EL: 6725.92

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
100	1+50.87	47.21' (R)	ROAD 1	6708.87	MATCH EX/PCR - EOA±
100.1	1+11.40	0.00' (I)	ROAD 1	6708.37	BEGIN STREET IMPROVEMENTS/MATCH EX EOA±
101	1+11.51	45.89' (L)	ROAD 1	6707.38	MATCH EX/PCR - EOA±
102	1+64.94	13.00' (R)	ROAD 1	6708.49	NULL STRUCTURE
103	1+17.33	31.73' (L)	ROAD 1	6707.69	NULL STRUCTURE
104	10+82.55	13.00' (R)	ROAD 1	6725.40	PC - EOG
105	10+82.55	13.00' (L)	ROAD 1	6725.40	PC - EOG
106	11+31.28	13.00' (R)	ROAD 1	6725.66	END PUBLIC IMPROVEMENTS - EOG
107	11+35.29	13.00' (R)	ROAD 1	6725.66	PT - EOG
108	11+35.29	13.00' (L)	ROAD 1	6726.16	PT - EOG
109	11+43.47	13.00' (L)	ROAD 1	6726.15	END PUBLIC IMPROVEMENTS - EOG
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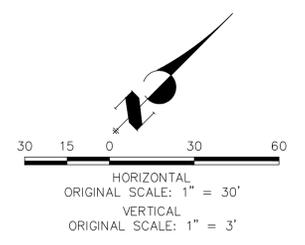
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UTILITY GRADE REVIEW: _____ DATE: _____

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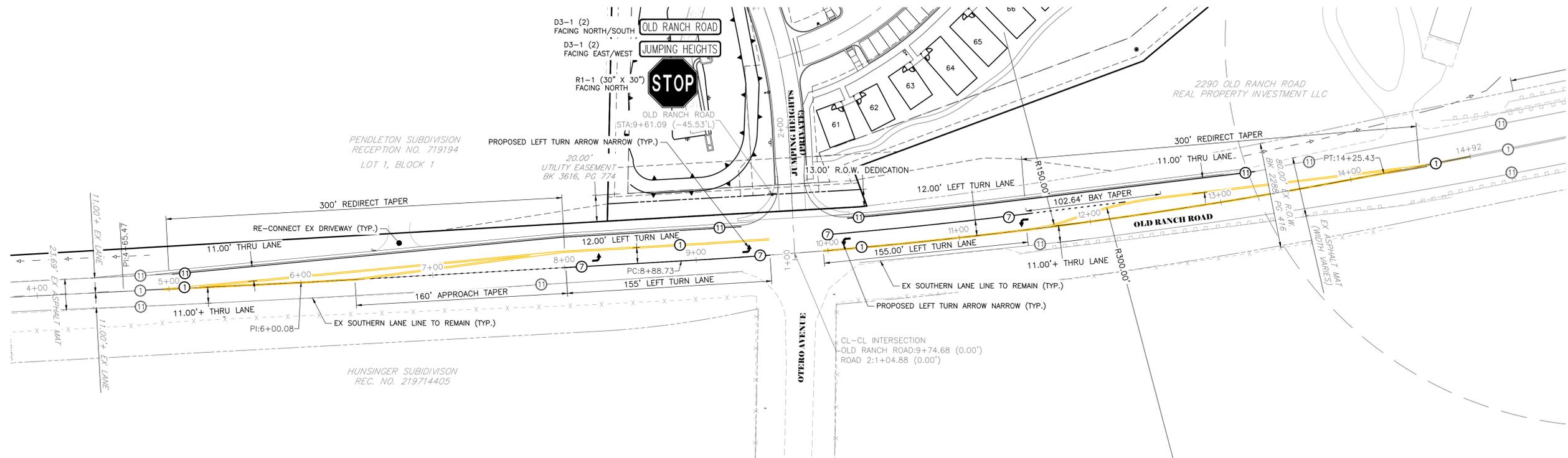
COTTAGES AT KETTLE CREEK

PLAN_PROFILE - KC

DESIGN: REB
REVIEW: REB
DATE: 04/01/2025
H-SCALE: 1" = 30'
V-SCALE: N/A

SHEET

07 OF 8

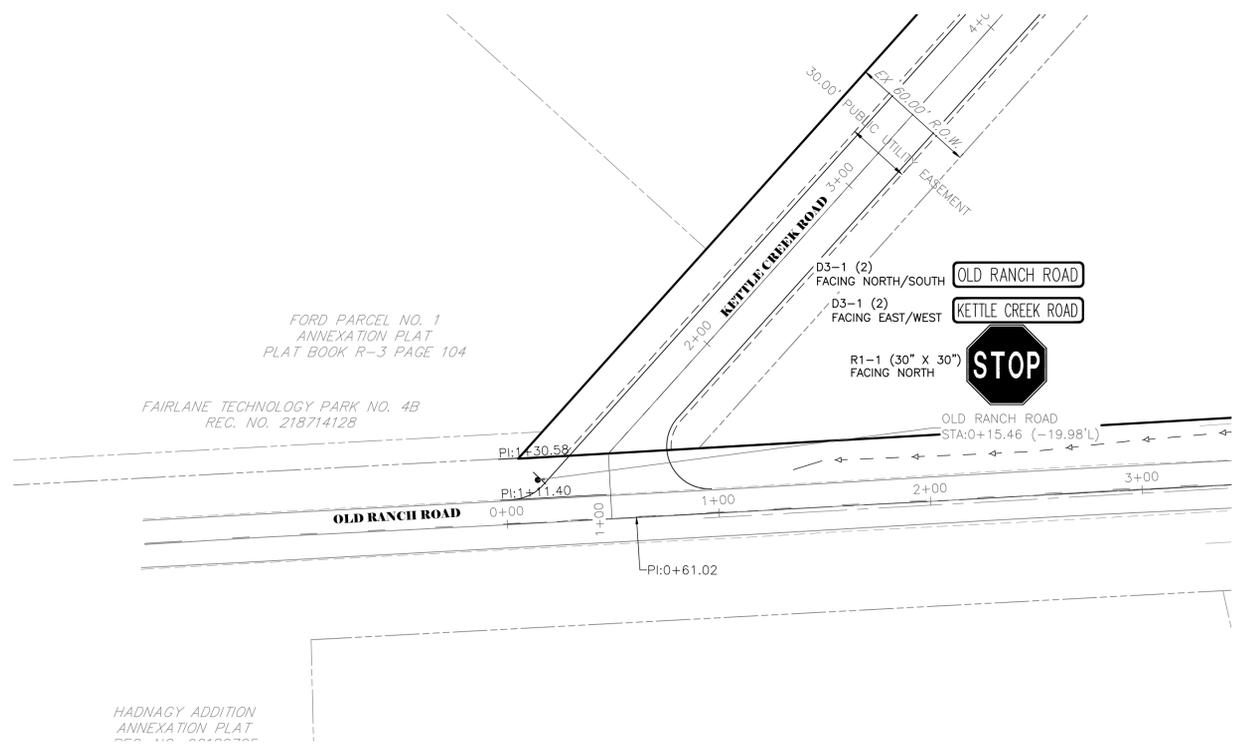


NOTE TO CONTRACTOR:

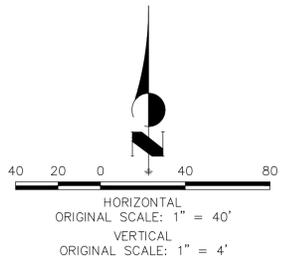
1. PRIVATE STREET SIGNS (JUMPING HEIGHTS) SHALL BE BROWN AND PUBLIC STREET SIGNS SHALL BE GREEN.
2. SYMBOLS (ARROWS) SHALL BE 3M PREFORMED PLASTIC ES270 TAPE.
3. ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION, AND CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS.
4. PRIVATE IMPROVEMENTS ARE SHOWN FOR INFORMATION ONLY. SEE SEPARATE PRIVATE STREET IMPROVEMENTS PLANS BY ALL TERRAIN ENGINEERING.
5. CONTRACTOR TO COORDINATE PROPOSED STREET IMPROVEMENTS WITH GRADING AND UTILITY WORK TO ENSURE NO PATCHING OF NEW ASPHALT IS REQUIRED.

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
②	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
③	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
④	LANE DROP LINES (EPOXY)	BROKEN WHITE, 6" WIDE, 6' SEGMENTS WITH 3' GAPS
⑤	LANE DROP LINES (EPOXY)	BROKEN WHITE, 8" WIDE, 12' SEGMENTS WITH 6' GAPS
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 6" WIDE
⑦	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑧	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
⑨	LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
⑩	BROKEN EDGE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
⑪	EDGE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑫	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



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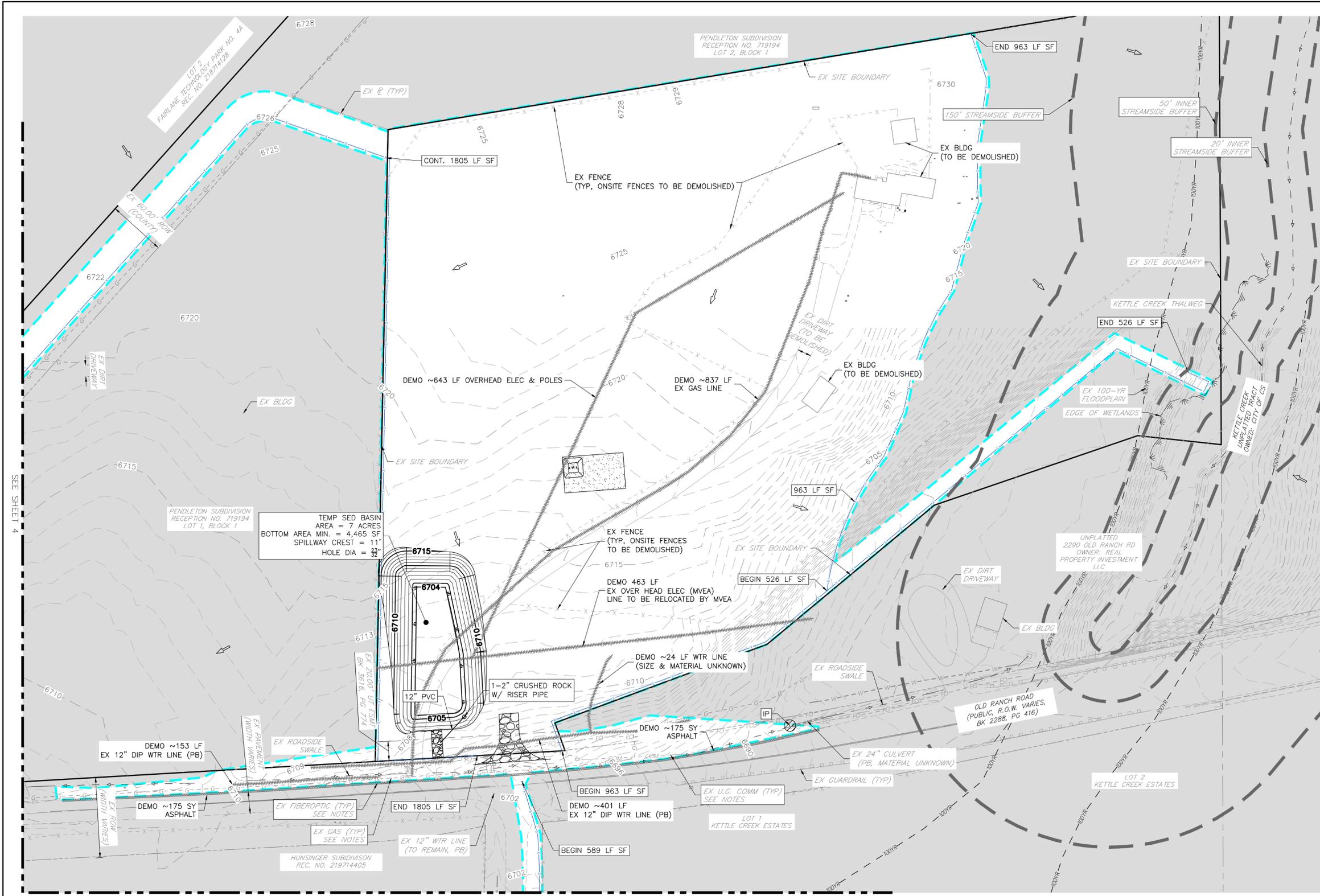
PREPARED FOR:
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 COLORADO SPRINGS, CO 80920
 ATTN: DAVE MORRISON
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 DMORRISON@GOODWINKNIGHT.COM

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REV	DESCRIPTION	DATE

JOB NO: 24026 LOCATION: COS
 COTTAGES AT KETTLE CREEK
 SIGNAGE AND STRIPING

DESIGN: REB
 REVIEW: REB
 DATE: 04/01/2025
 H-SCALE: 1" = 30'
 V-SCALE: N/A
 SHEET
 08 OF 8



GEC LEGEND:

	CULVERT PROTECTION
	CONCRETE WASHOUT AREA
	INLET PROTECTION
	EX FLOW DIRECTION PR FLOW DIRECTION
	SEDIMENT CONTROL LOG
	SWALE
	SILT FENCE
	LIMITS OF DISTURBANCE
	DEMOLITION - SEE PLAN FOR TYPE
	STABILIZED STAGING AREA
	STOCKPILE PROTECTION
	VEHICLE TRACKING CONTROL
	SEEDING & MULCHING
	EROSION CONTROL BLANKET
	DO NOT DISTURB
	DEMOLITION AREA

**ALL TERRAIN
ENGINEERING**

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JOB NO.	LOCATION	DATE
24026	CO	

DESIGN: NQJ
REVIEW: REB
DATE: 01/01/2025
H-SCALE: 1" = 50'
V-SCALE: N/A

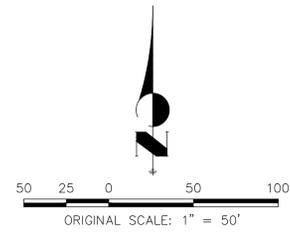
COTTAGES AT KETTLE CREEK

INITIAL GRADING & EROSION CONTROL PLAN

GRADING & EROSION CONTROL PLAN NOTES

- CONTRACTOR TO DETERMINE LOCATION OF STOCKPILE. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED.
- ALL DISTURBED, NON-HARDSCAPED AREAS, MUST BE SEEDED AND/OR LANDSCAPED. SEE FINAL LANDSCAPE PLANS FOR PROPOSED VEGETATION.
- KETTLE CREEK IS THE SITE'S RECEIVING WATERS.
- EXISTING FIBEROPTIC LINES & APPURTENANCES, EXISTING COMMUNICATION LINES & APPURTENANCES AND EXISTING GAS LINE AND APPURTENANCES ALONG OLD RANCH ROAD MUST BE LOCATED PRIOR TO EARTH MOVING ACTIVITIES.
- ANY DEMOLITION AND/OR REALIGNMENT OF EXISTING UTILITIES MUST BE COORDINATED WITH AND APPROVED BY UTILITY PROVIDER/OWNER PRIOR TO DEMOLITION.

ANTICIPATED START OF CONSTRUCTION: SUMMER 2025
ANTICIPATED END OF CONSTRUCTION: SPRING 2026
ANTICIPATED DATE OF FINAL STABILIZATION: SPRING 2026



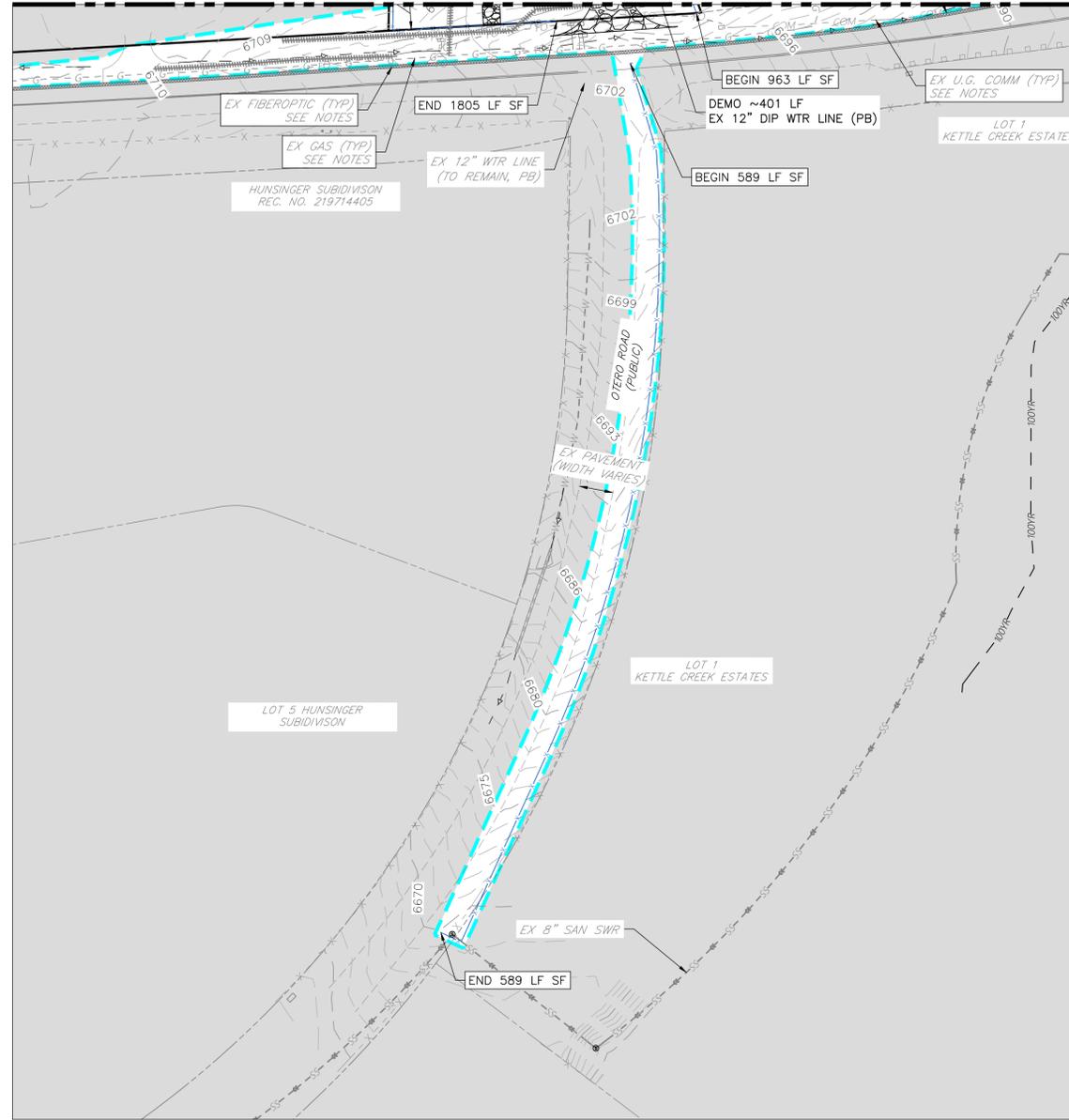
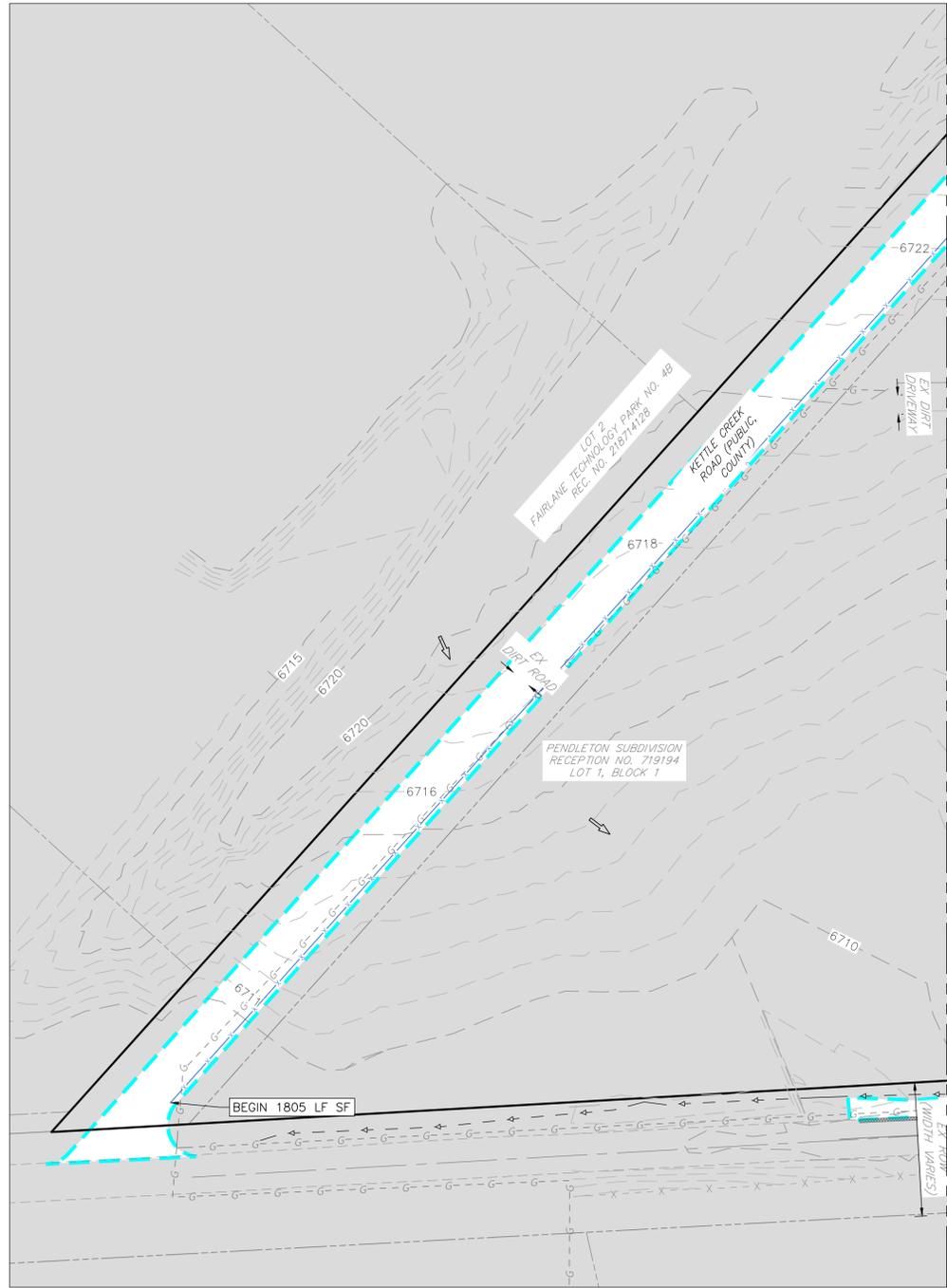
ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

PRINTED NAME: _____ DATE: _____
PHONE NUMBER: _____
SIGNATURE: _____

811
Know what's below.
Call before you dig.

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GEC LEGEND:

- CULVERT PROTECTION
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- EX FLOW DIRECTION
PR FLOW DIRECTION
- SEDIMENT CONTROL LOG
- SWALE
- SILT FENCE
- LIMITS OF DISTURBANCE
- DEMOLITION - SEE PLAN FOR TYPE
- STABILIZED STAGING AREA
- STOCKPILE PROTECTION
- VEHICLE TRACKING CONTROL
- SEEDING & MULCHING
- EROSION CONTROL BLANKET
- DO NOT DISTURB
- DEMOLITION AREA

GRADING & EROSION CONTROL PLAN NOTES

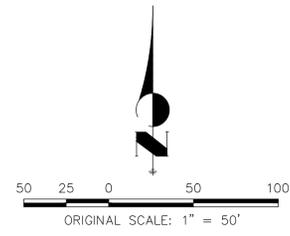
1. CONTRACTOR TO DETERMINE LOCATION OF STOCKPILE. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED.
2. ALL DISTURBED, NON-HARDSCAPED AREAS, MUST BE SEEDED AND/OR LANDSCAPED. SEE FINAL LANDSCAPE PLANS FOR PROPOSED VEGETATION.
3. KETTLE CREEK IS THE SITE'S RECEIVING WATERS.
4. EXISTING FIBEROPTIC LINES & APPURTENANCES, EXISTING COMMUNICATION LINES & APPURTENANCES AND EXISTING GAS LINE AND APPURTENANCES ALONG OLD RANCH ROAD MUST BE LOCATED PRIOR TO EARTH MOVING ACTIVITIES.
5. ANY DEMOLITION AND/OR REALIGNMENT OF EXISTING UTILITIES MUST BE COORDINATED WITH AND APPROVED BY UTILITY PROVIDER/OWNER PRIOR TO DEMOLITION.

ANTICIPATED START OF CONSTRUCTION: SUMMER 2025
 ANTICIPATED END OF CONSTRUCTION: SPRING 2026
 ANTICIPATED DATE OF FINAL STABILIZATION: SPRING 2026



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PRINTED NAME: _____ DATE: _____
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 SIGNATURE: _____



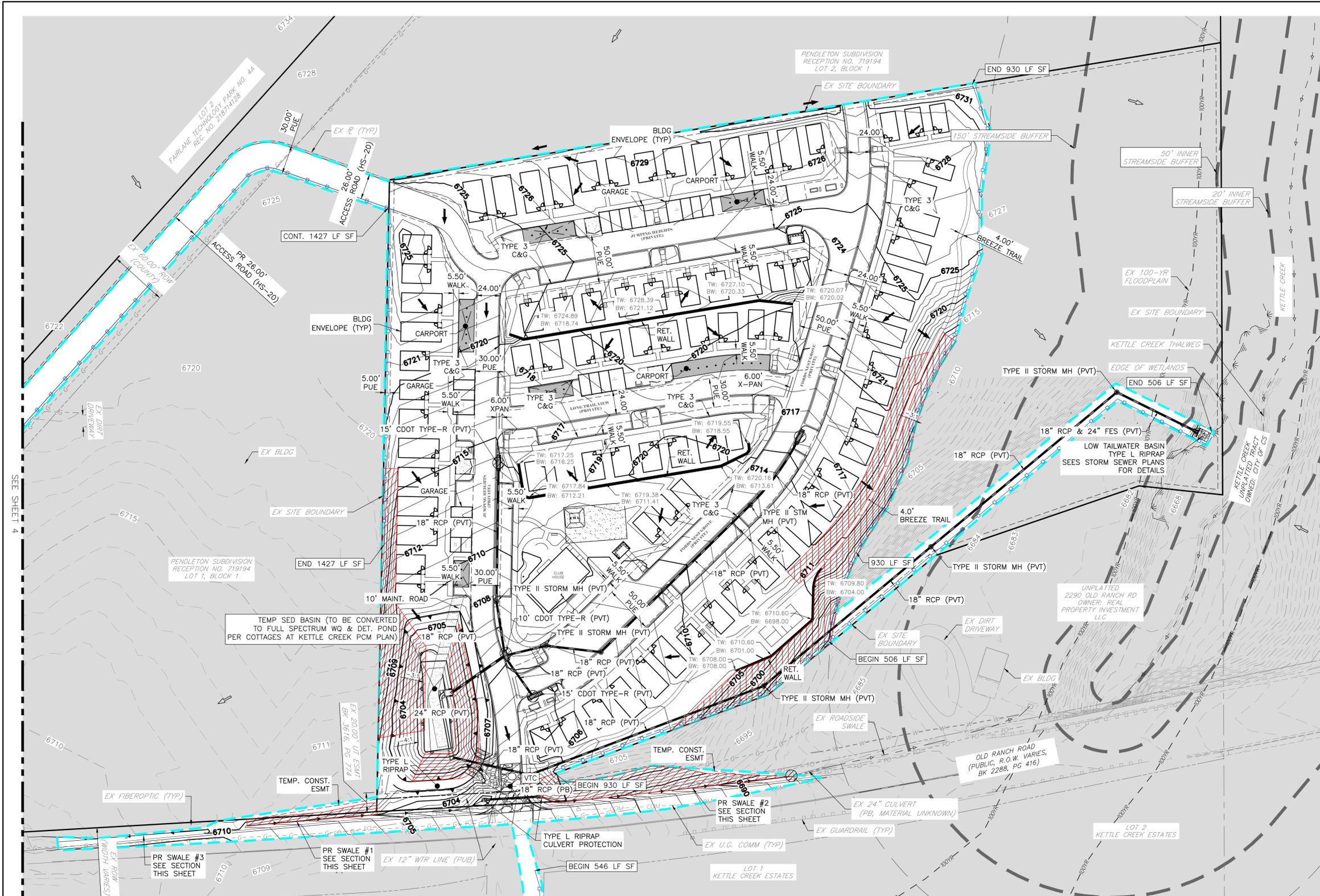
PREPARED FOR:
 GOODWIN KNIGHT
 8605 EXPLORER DRIVE, SUITE 250
 COLORADO SPRINGS, 80920
 ATTN: DAVID MORRISON
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 DMORRISON@GOODWINKNIGHT.COM

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REV	DESCRIPTION	DATE

DESIGN: NQJ
 REVIEW: REB
 DATE: 01/01/2025
 H-SCALE: 1" = 50'
 V-SCALE: N/A

COTTAGES AT KETTLE CREEK
 INITIAL GRADING & EROSION CONTROL PLAN
 SHEET
 4 OF 8



GEC LEGEND:

- CULVERT PROTECTION
- CONCRETE WASHOUT AREA
- INLET PROTECTION
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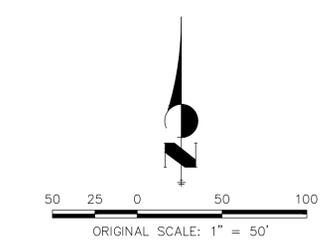
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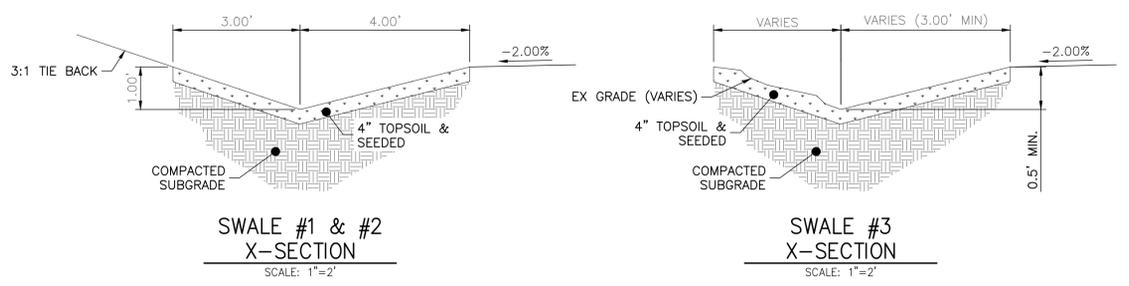
JOB NO: 24026 LOCATION: COS
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SHEET
5 OF 8



GRADING & EROSION CONTROL PLAN NOTES

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ANTICIPATED START OF CONSTRUCTION: SUMMER 2025
ANTICIPATED END OF CONSTRUCTION: SPRING 2026
ANTICIPATED DATE OF FINAL STABILIZATION: SPRING 2026



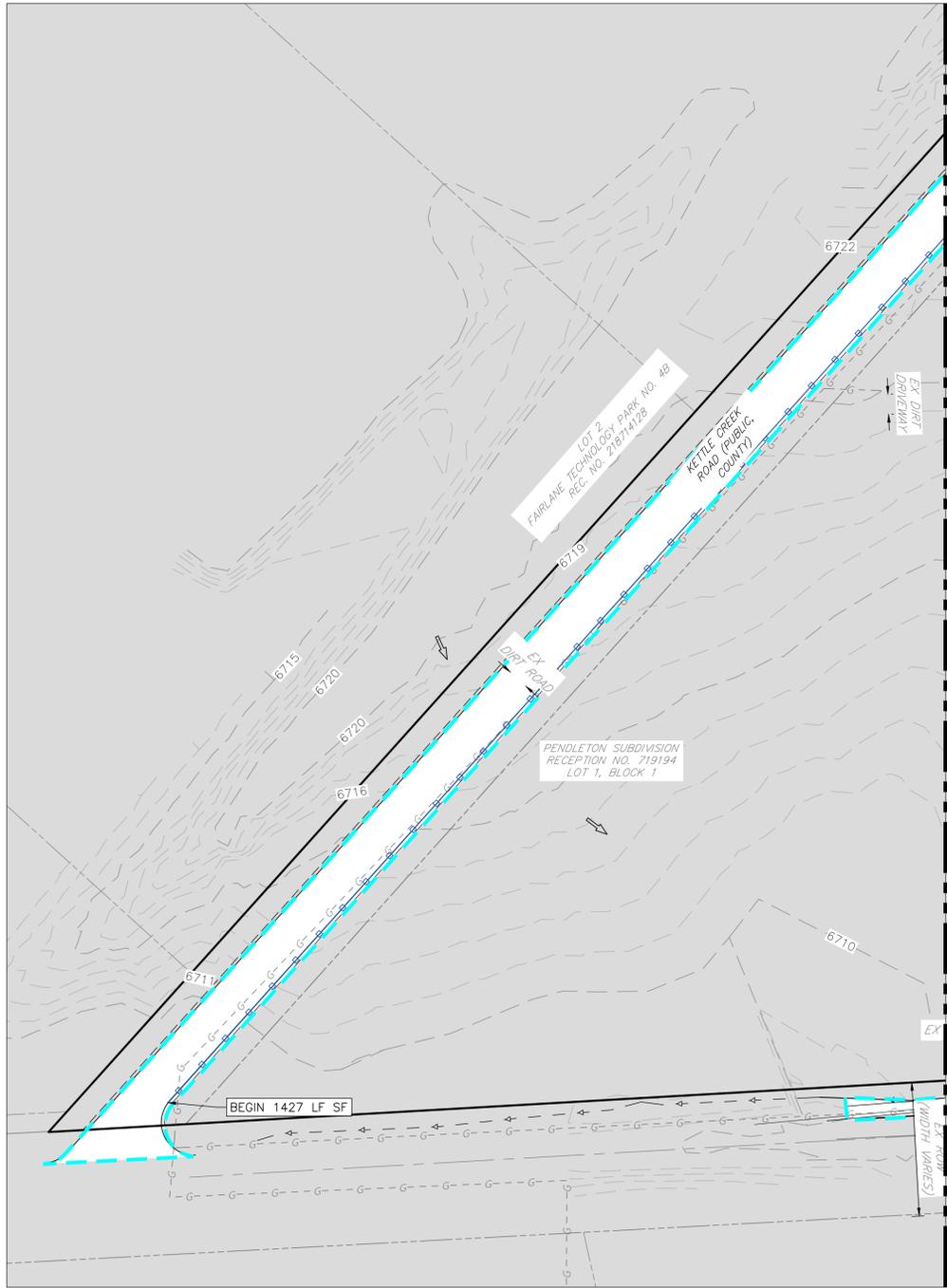
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811
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	CONCRETE WASHOUT AREA
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	EX FLOW DIRECTION PR FLOW DIRECTION
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	DEMOLITION AREA

GRADING & EROSION CONTROL PLAN NOTES

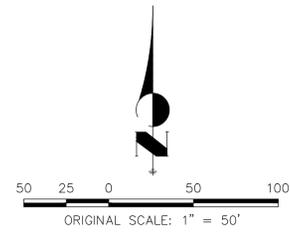
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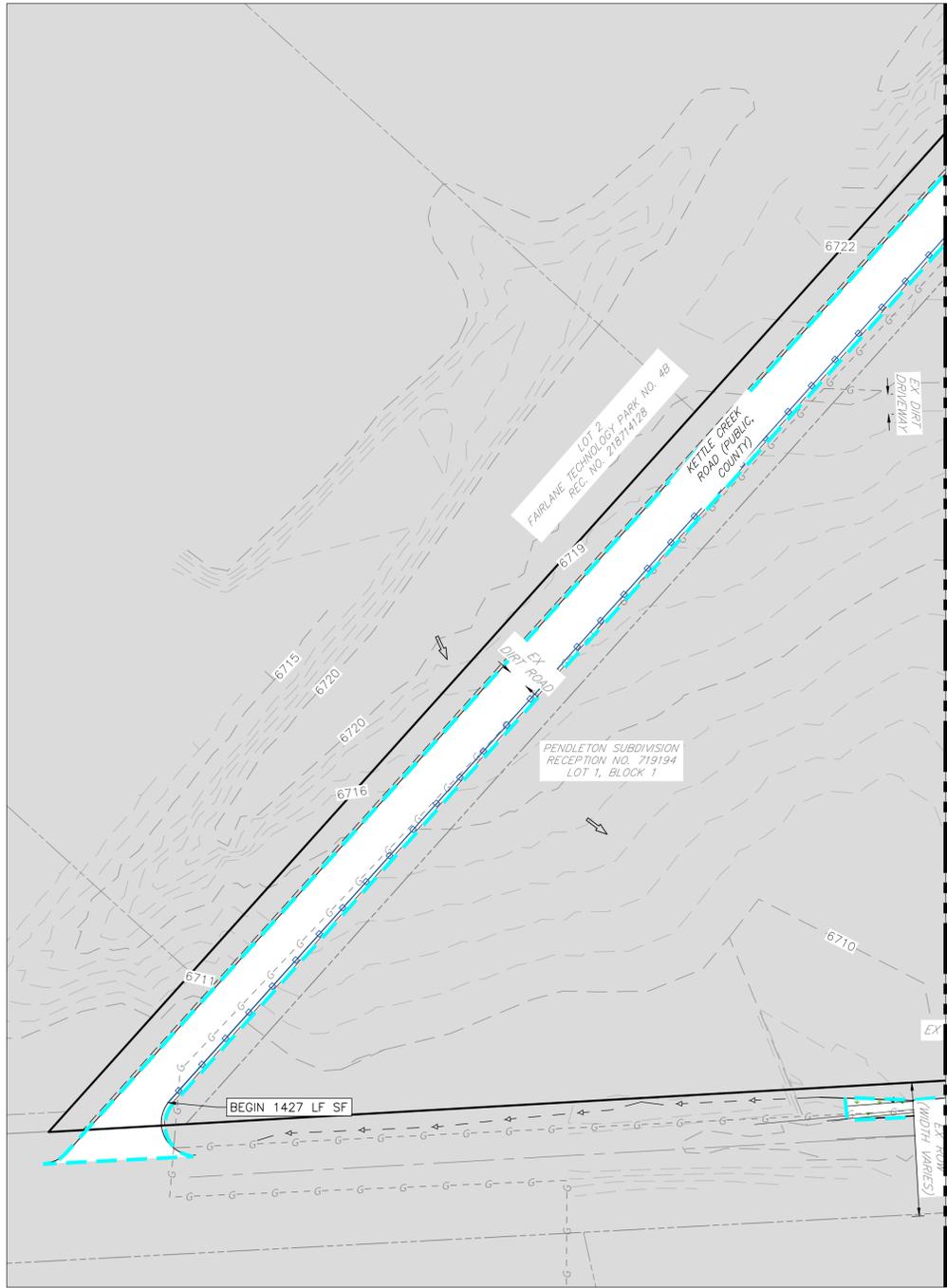
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REV	DESCRIPTION	DATE

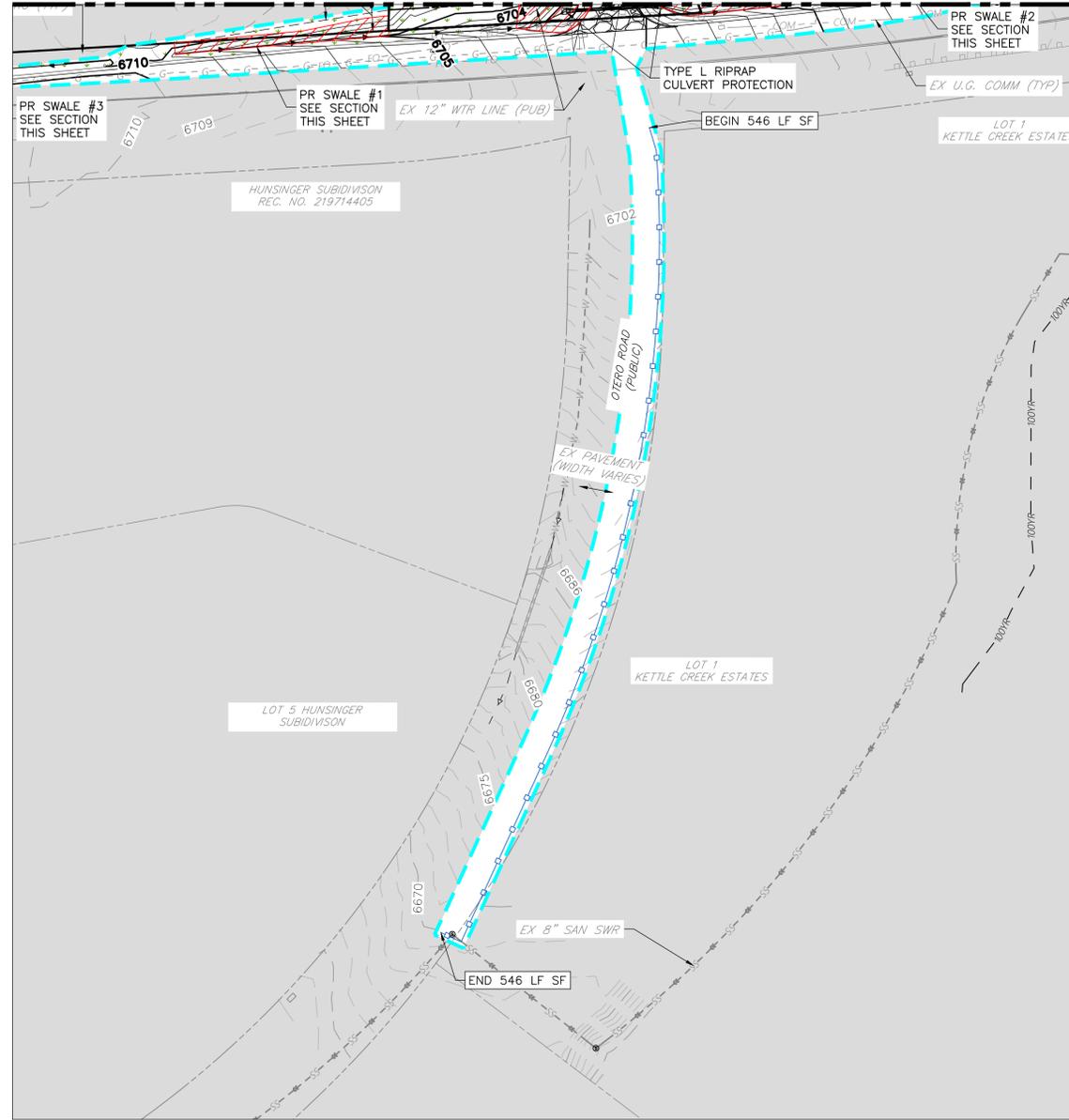
JOB NO. 24026 LOCATION: COS
 DESIGN: NQJ
 REVIEW: REB
 DATE: 01/01/2025
 H-SCALE: 1" = 50'
 V-SCALE: N/A
 SHEET
 6 OF 8

COTTAGES AT KETTLE CREEK
 INTERIM GRADING & EROSION CONTROL

DAVID MORRISON, P.E.
 560 919 1000 - 4802620@allterraineng.com
 20177 8888 - 4802620@allterraineng.com



SEE SHEET 3



GEC LEGEND:

	CULVERT PROTECTION
	CONCRETE WASHOUT AREA
	INLET PROTECTION
	EX FLOW DIRECTION PR FLOW DIRECTION
	SEDIMENT CONTROL LOG
	SWALE
	SILT FENCE
	LIMITS OF DISTURBANCE
	DEMOLITION - SEE PLAN FOR TYPE
	STABILIZED STAGING AREA
	STOCKPILE PROTECTION
	VEHICLE TRACKING CONTROL
	SEEDING & MULCHING
	EROSION CONTROL BLANKET
	DO NOT DISTURB
	DEMOLITION AREA

GRADING & EROSION CONTROL PLAN NOTES

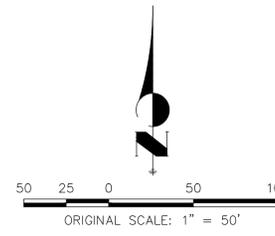
- CONTRACTOR TO DETERMINE LOCATION OF STOCKPILE. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED.
- ALL DISTURBED, NON-HARDSCAPED AREAS, MUST BE SEEDED AND/OR LANDSCAPED. SEE FINAL LANDSCAPE PLANS FOR PROPOSED VEGETATION.
- KETTLE CREEK IS THE SITE'S RECEIVING WATERS.
- EXISTING FIBEROPTIC LINES & APPURTENANCES, EXISTING COMMUNICATION LINES & APPURTENANCES AND EXISTING GAS LINE AND APPURTENANCES ALONG OLD RANCH ROAD MUST BE LOCATED PRIOR TO EARTH MOVING ACTIVITIES.
- ANY DEMOLITION AND/OR REALIGNMENT OF EXISTING UTILITIES MUST BE COORDINATED WITH AND APPROVED BY UTILITY PROVIDER/OWNER PRIOR TO DEMOLITION.

ANTICIPATED START OF CONSTRUCTION: SUMMER 2025
 ANTICIPATED END OF CONSTRUCTION: SPRING 2026
 ANTICIPATED DATE OF FINAL STABILIZATION: SPRING 2026



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

PRINTED NAME: _____ DATE: _____
 PHONE NUMBER: _____
 SIGNATURE: _____



PREPARED FOR:
 GOODWIN KNIGHT
 8605 EXPLORER DRIVE, SUITE 250
 COLORADO SPRINGS, 80920
 ATTN: DAVID MORRISON
 (719) 598-5190
 DMORRISON@GOODWINKNIGHT.COM

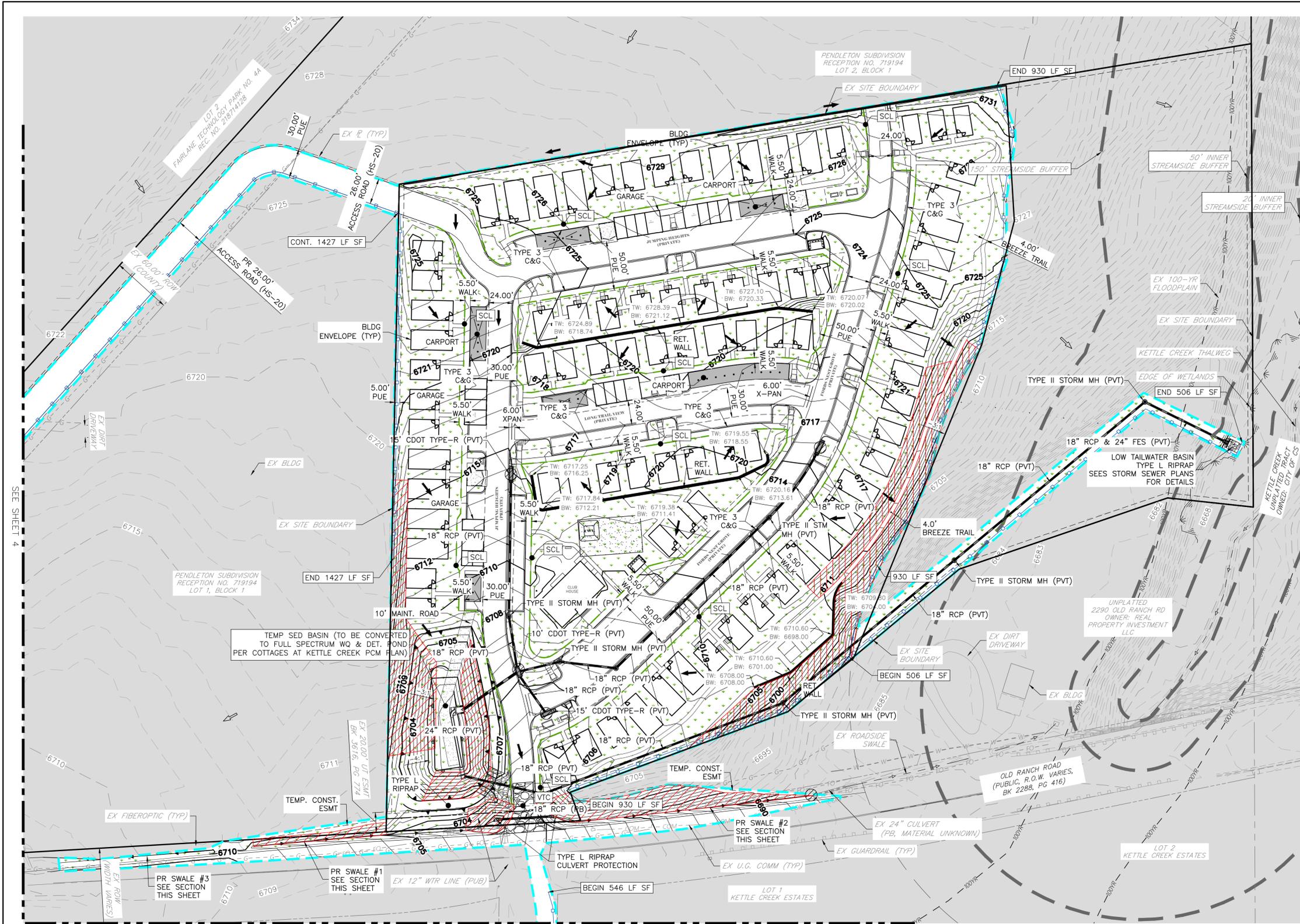
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REV DESCRIPTION	DATE

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 REVIEW: REB
 DATE: 01/01/2025
 H-SCALE: 1" = 50'
 V-SCALE: N/A

COTTAGES AT KETTLE CREEK
 VERTICAL GRADING & EROSION CONTROL PLAN
 SHEET
 7 OF 8

WWW.ATTE.COM
 800.333.8888
 719.598.5190
 101778000 - 101778000
 101778000 - 101778000



GEC LEGEND:

	CULVERT PROTECTION
	CONCRETE WASHOUT AREA
	INLET PROTECTION
	EX FLOW DIRECTION PR FLOW DIRECTION
	SEDIMENT CONTROL LOG
	SWALE
	SILT FENCE
	LIMITS OF DISTURBANCE
	DEMOLITION - SEE PLAN FOR TYPE
	STABILIZED STAGING AREA
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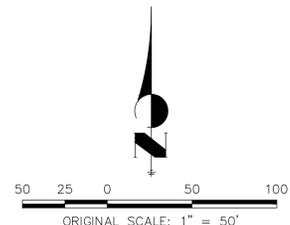
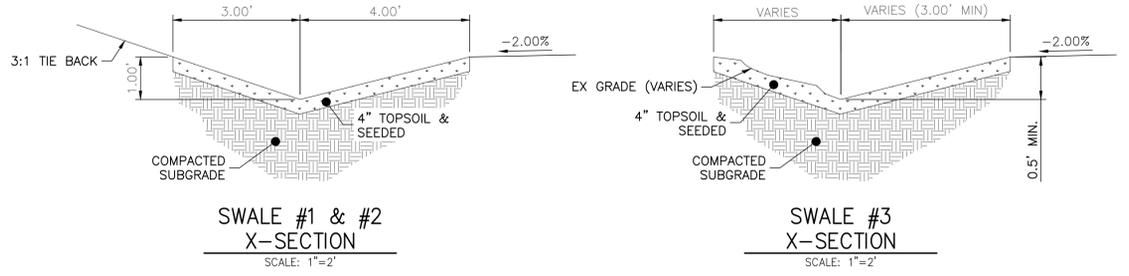
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GRADING & EROSION CONTROL PLAN NOTES

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